

Blackwood Forest

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 60 PAGE 138

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

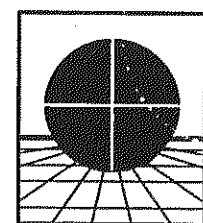
BEGIN AT AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6348, PAGE 2050 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF HOOD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON THE WESTERLY BOUNDARY OF SUNBEAM FARMS, AS RECORDED IN PLAT BOOK 23, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°58'30" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6348, PAGE 2050, AND ALONG THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1754, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE WEST BOUNDARY OF SAID SUNBEAM FARMS, AND THE WEST BOUNDARY OF SUNBEAM WOODS, UNIT 2, AS RECORDED IN PLAT BOOK 39, PAGES 92, 92A AND 92B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1600.86 FEET TO THE SOUTHERLY BOUNDARY OF LOT 38, SAID SUNBEAM WOODS UNIT 2, ALSO BEING THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK 1754, PAGE 12; THENCE SOUTH 89°31'41" WEST, ALONG LAST SAID LINE, 64.18 FEET TO THE EASTERLY BOUNDARY OF NATURES WOODS, AS RECORDED IN PLAT BOOK 42, PAGES 81, 81A THROUGH 81D, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°19'41" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID NATURES WOODS, A DISTANCE OF 1333.94 FEET TO THE SOUTHWEST CORNER OF SAID NATURES WOODS, SAID POINT LYING ON THE DIVIDING LINE BETWEEN AFORESAID SECTIONS 33 AND 34; THENCE SOUTH 89°46'31" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 540.24 FEET; THENCE SOUTH 00°13'29" EAST, 360.00 FEET; THENCE NORTH 89°46'31" EAST, 899.40 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8564, PAGE 1878 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°51'25" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8398, PAGE 1109 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1110.23 FEET; THENCE NORTH 87°04'15" EAST, 214.24 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7955, PAGE 873 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 03°03'30" EAST, ALONG LAST SAID LINE, 178.10 FEET TO THE DIVIDING LINE BETWEEN AFORESAID SECTIONS 34 AND 3; THENCE SOUTH 03°07'09" EAST, CONTINUING ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7955, PAGE 873, A DISTANCE OF 169.43 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID HOOD ROAD; THENCE NORTHEASTERLY, NORTHERLY AND EASTERLY, ALONG SAID RIGHT-OF-WAY LINE OF HOOD ROAD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: NORTH 57°06'30" EAST, 7.98 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1303.56 FEET, AN ARC DISTANCE OF 681.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°05'39" EAST, 673.72 FEET; COURSE NO. 3: NORTH 00°07'31" EAST, 7.85 FEET; COURSE NO. 4: SOUTH 89°52'29" EAST, 128.76 FEET TO THE POINT OF BEGINNING

CONTAINING 45.71 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THE 13 DAY OF JANUARY A.D., 2006.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

CLARY (904) 260-2703

ADOPTION AND DEDICATION

This is to certify that Hood Road Options, LLC, hereinafter referred to as the "Owner", a company under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Blackwood Forest, having caused the same to be surveyed and subdivided, and that Fidelity Bank, is the holder of the mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, boulevards, drives, courts, walkways, unobstructed drainage easements, unobstructed access & drainage easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All private drainage easements, landscape & non-access easements and Tracts "A", "B" and "G" (conservation areas), Tract "E" (recreation area), and Tracts "C", "D", and "F" (stormwater management facilities & drainage easements), shall remain privately owned and the sole exclusive property of the owner, its successors and assigns. Easements for utilities and sewers, and Tract "H" (Lift Station Site), are hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns. The drainage easements over, under, across and through "stormwater management facilities and drainage easements" shown on this plat are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said "stormwater management facility and drainage easements" which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said "stormwater management facility and drainage easement" without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

(2) The "stormwater management facility and drainage easement" and treatment systems shown on this plat are owned in fee simple title by the abutting owners, their successors and assigns, and all maintenance and any other matters pertaining to said "stormwater management facility and drainage easement" are the responsibility of the owners, their successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the "stormwater management facility and drainage easement" and the control structures to effect adequate drainage.

The Owner, its successors and assigns, of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damaged arising from or out of any occurrence in, upon, at or from the "stormwater management facility and drainage easement" described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within Blackwood Forest. This indemnification shall run with the land and the successors and assigns of the Owner shall be subject to it.

The undersigned Owner does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as 'JEA-EE' are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'JEA-E' are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, Hood Road Options, LLC, has caused these presents to be signed this 10th day of January 2006.

HOOD ROAD OPTIONS, L.L.C.

Witness: *Beverly J. Holland* *Daniel Collins*
Print Name: *Beverly J. Holland* Daniel Collins
Witness: *Sarah C. Miller* President
Print Name: *Sarah C. Miller* The Collins Group, Inc., as Manager
of Hood Road Options, L.L.C.

NOTARY FOR HOOD ROAD OPTIONS, L.L.C.

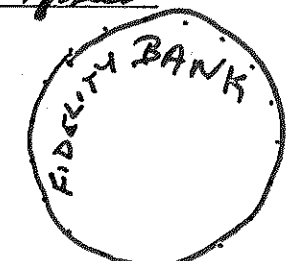
The foregoing instrument was acknowledged before me this 10th day of January 2006, A.D., by J. Daniel Collins, President of The Collins Group, Inc., as Manager of Hood Road Options, L.L.C., a Company under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland
Notary Public State of Florida at Large My Commission Expires: 4-16-09
Print Name: *Beverly J. Holland* Serial No. DD417994



FIDELITY BANK
Witness: *[Signature]*
Print Name: *Doreen D. Bales*
Witness: *[Signature]*
Print Name: *Tammy Stuart*

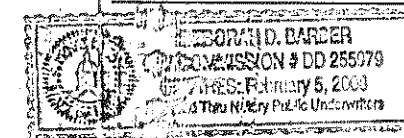
[Signature]
Samuel A. Mathis
Senior Vice President
Fidelity Bank



NOTARY FOR FIDELITY BANK

The foregoing instrument was acknowledged before me this 12th day of January 2006, A.D., by Samuel A. Mathis, Senior Vice President of Fidelity Bank. He is personally known to me and did not take an oath.

[Signature]
Notary Public State of Florida at Large My Commission Expires: 2-5-08
Serial No. 255979



CLERK'S CERTIFICATION 2006046471

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 60, Pages 138 thru 142 of the Public Records of Duval County, Florida. Signed this 8th day of February A.D., 2006.

[Signature] By: *[Signature]*
JIM FULLER Deputy Clerk
Clerk of Circuit Court



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27th DAY OF Jan. 2006.

[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, of the Ordinance Code.

By: *[Signature]* Date: 2/2/06
ALAN R. MOSLEY, P.E.
Director of Public Works

1/27/06
[Signature]
John P. Pappas
1/30/2006
[Signature]
Counsel

REVIEWS
OFFICE: *[Signature]*
FIELD: *[Signature]*
CHECKED BY
CLOSURES/DATA: *[Signature]*
COVER SHEET: *[Signature]*
PRMS: *[Signature]*

P.S.D. NO. : 2004-44
CITY DEVELOPMENT NO. : 6548.1

Blackwood Forest

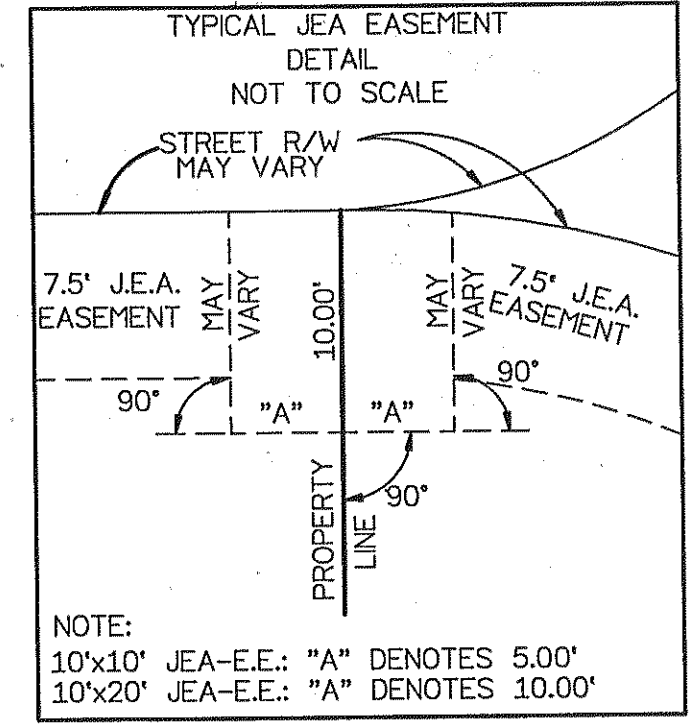
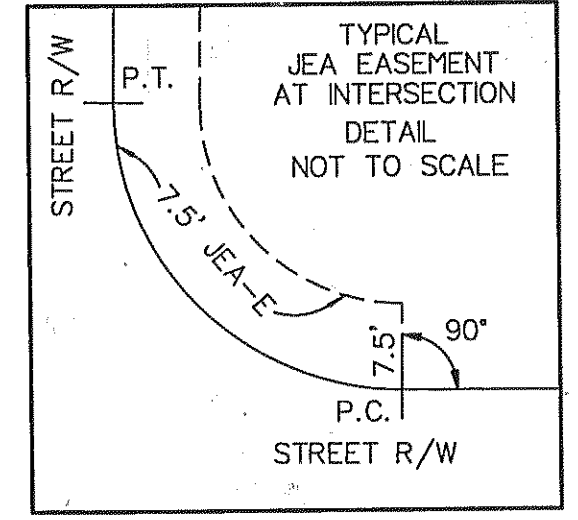
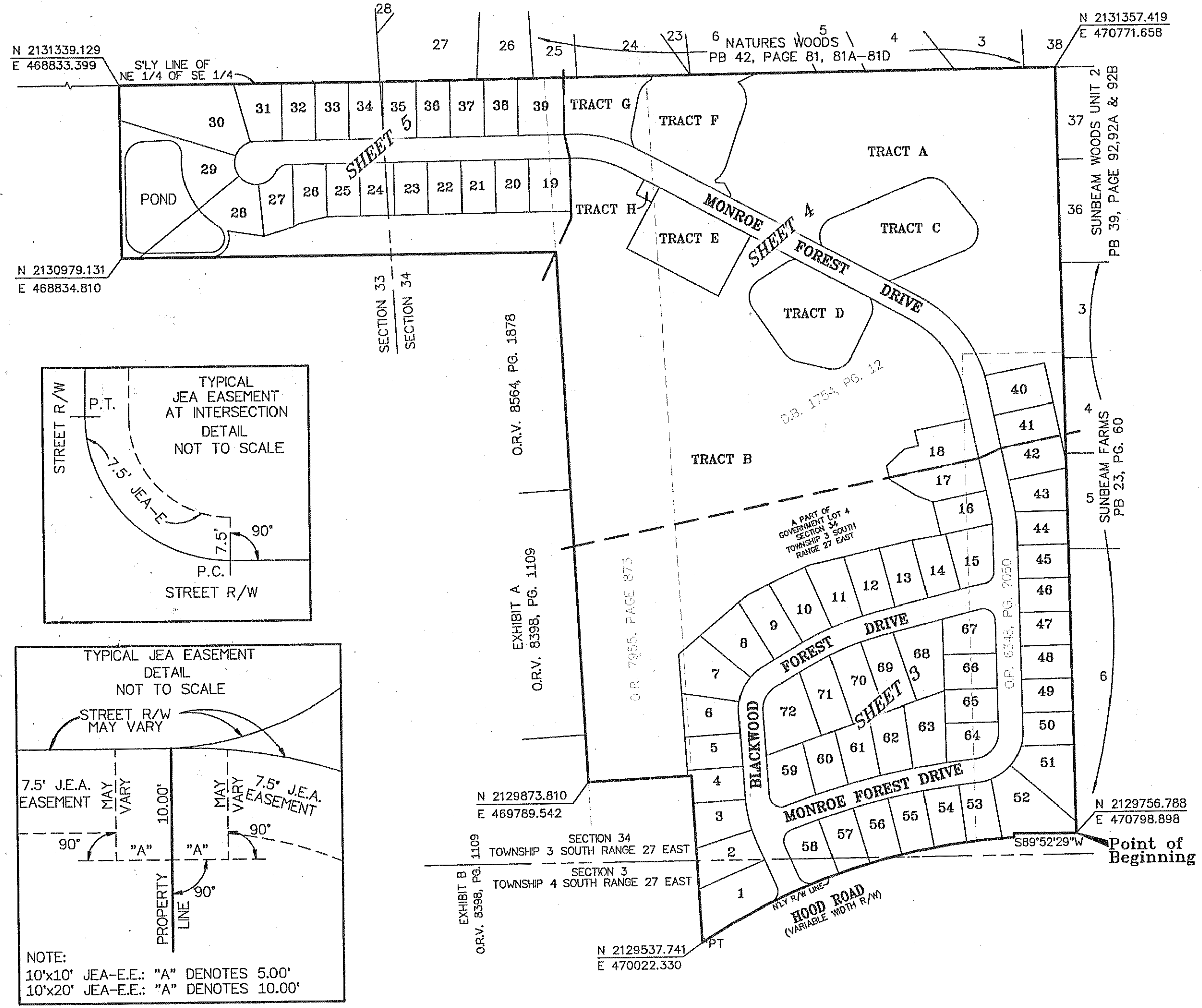
General Notes

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

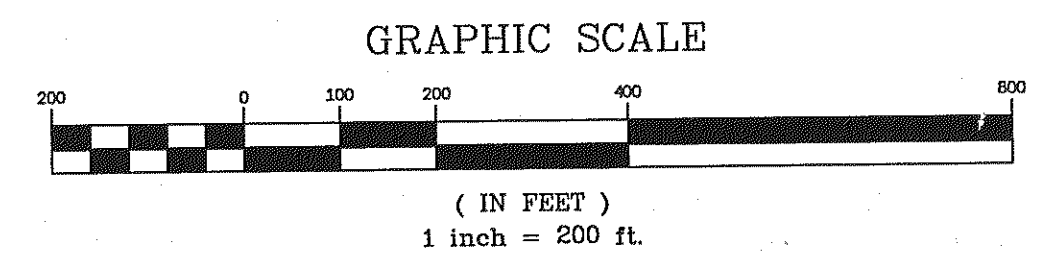
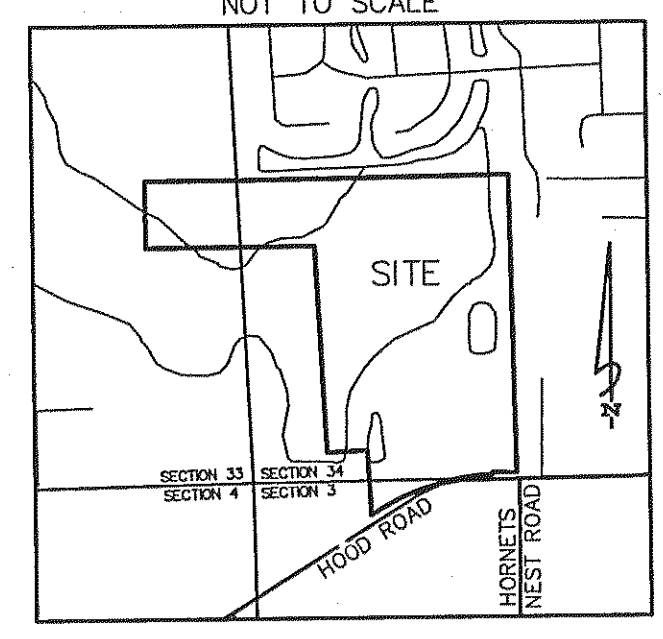
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF HOOD ROAD AS S89°52'29"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
N 2131339.129 E 468833.399 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT. (US FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. 0216E, DATED AUGUST 15, 1989. (FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- JEA-E. DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- TRACTS A, B AND G ARE CONSERVATION AREAS LOCATED WITHIN THE CONSERVATION EASEMENTS.

LEGEND

R/W	=	RIGHT-OF-WAY	JEA-E	=	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
●	=	PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731	JEA-E.E.	=	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
PC	=	POINT OF CURVATURE	⊙	=	CENTERLINE
PT	=	POINT OF TANGENCY	□	=	FOUND 4"x 4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731 (UNLESS OTHERWISE NOTED)
ORV	=	OFFICIAL RECORDS VOLUME	O.R.	=	OFFICIAL RECORDS
PB	=	PLAT BOOK	U.D.E.	=	UNOBSTRUCTED DRAINAGE EASEMENT
PG(S)	=	PAGE(S)	L4	=	TABULATED LINE DATA
A	=	ARC LENGTH	P.U.D.E.	=	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
R	=	RADIUS	(TLO)	=	TRAVERSE LINE ONLY
CH	=	CHORD	A.T.B.	=	APPROXIMATE TOP OF BANK
Δ	=	DELTA	S.M.F. & D.E.	=	STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
RP	=	RADIUS POINT			
C4	=	TABULATED CURVE DATA			
RADIAL	=	RADIAL LINE			
VNB	=	VEGETATED NATURAL BUFFER			
C.E.	=	CONSERVATION EASEMENT			



VICINITY MAP



P.S.D. NO. : 2004-44
CITY DEVELOPMENT NO. : 6548.1

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-260-2703

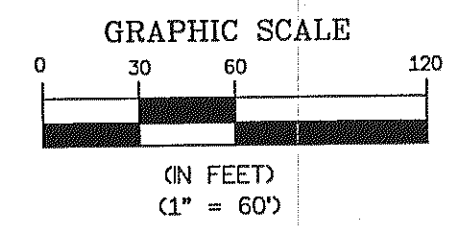
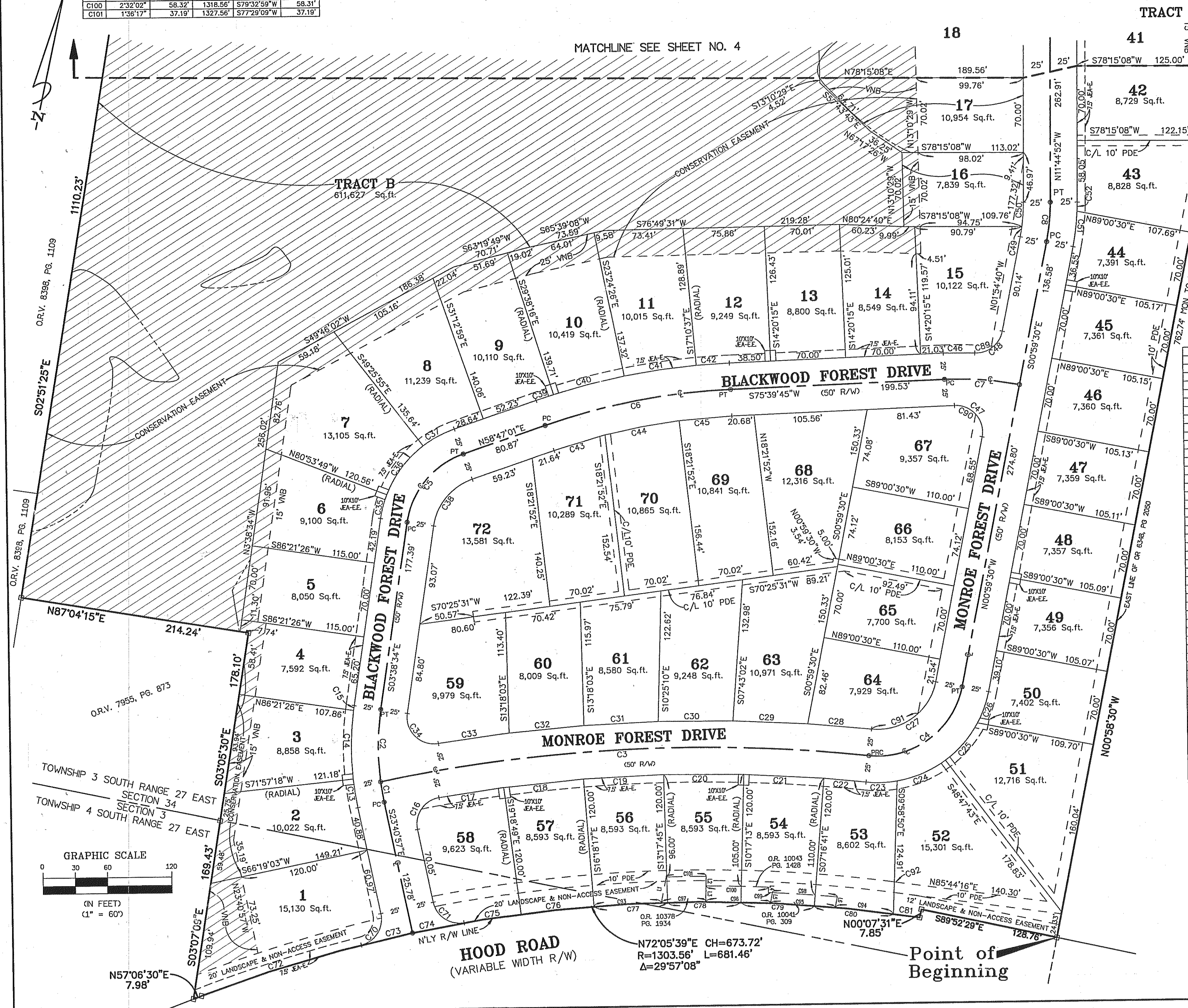
Blackwood Forest

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C93	2°45'25"	62.73'	1303.56'	S75°04'26"W	62.72'
C94	2°23'49"	54.53'	1303.56'	S84°47'03"W	54.53'
C95	2°39'51"	60.62'	1303.56'	S82°15'13"W	60.61'
C96	2°58'53"	60.25'	1303.56'	S78°35'51"W	60.24'
C97	1°49'15"	41.43'	1303.56'	S77°21'46"W	41.43'
C98	2°38'35"	60.60'	1313.56'	S82°18'19"W	60.59'
C99	0°10'00"	3.82'	1313.30'	S80°54'01"W	3.82'
C100	2°32'02"	58.32'	1318.66'	S79°32'59"W	58.31'
C101	1°36'17"	37.19'	1327.56'	S77°29'09"W	37.19'

NUM	BEARING	DISTANCE
L1	S00°57'47"E	24.58'
L2	N10°53'26"W	9.00'
L3	N10°53'26"W	15.00'
L4	S09°10'59"E	5.00'
L5	S00°57'47"E	10.10'
L6	S01°00'55"E	10.04'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°24'36"	19.24'	250.00'	S21°28'39"E	19.24'
C2	15°37'46"	68.20'	250.00'	S11°27'27"E	67.89'
C3	18°08'00"	457.61'	1448.56'	S75°13'38"W	455.71'
C4	85°18'08"	119.10'	80.00'	N41°39'33"E	108.40'
C5	62°25'35"	87.16'	80.00'	S27°34'14"W	82.92'
C6	16°52'44"	176.76'	600.00'	S67°13'23"W	176.12'
C7	13°23'06"	70.08'	300.00'	S82°21'19"W	69.93'
C8	10°45'21"	37.55'	200.00'	N06°22'11"W	37.49'
C13	5°38'15"	27.06'	275.00'	S20°51'49"E	27.05'
C14	13°26'33"	64.52'	275.00'	S11°19'25"E	64.37'
C15	05°37'34"	4.61'	275.00'	S04°07'21"E	4.61'
C16	91°54'25"	40.10'	25.00'	S22°16'16"W	35.94'
C17	2°27'42"	61.16'	1423.56'	S69°27'20"W	61.16'
C18	3°00'32"	74.76'	1423.56'	S72°11'27"W	74.75'
C19	3°00'32"	74.76'	1423.56'	S75°11'59"W	74.75'
C20	3°00'32"	74.76'	1423.56'	S78°12'31"W	74.75'
C21	3°00'32"	74.76'	1423.56'	S81°13'03"W	74.75'
C22	1°35'17"	39.46'	1423.56'	S83°30'58"W	39.46'
C23	15°51'53"	29.07'	105.00'	N75°24'40"E	28.98'
C24	2°01'18"	49.52'	105.00'	N54°56'03"E	49.08'
C25	25°18'06"	46.37'	105.00'	N28°46'21"E	45.99'
C26	17°06'47"	31.36'	105.00'	N07°33'54"E	31.25'
C27	85°18'06"	61.86'	55.00'	N41°39'33"E	74.53'
C28	2°19'33"	59.82'	1473.56'	S83°08'50"W	59.82'
C29	2°42'41"	69.73'	1473.56'	S80°37'42"W	69.73'
C30	2°42'26"	69.63'	1473.56'	S77°55'09"W	69.62'
C31	2°41'26"	69.20'	1473.56'	S75°31'27"W	69.19'
C32	2°43'45"	70.19'	1473.56'	S72°30'36"W	70.19'
C33	2°33'22"	66.64'	1473.56'	S69°50'59"W	66.63'
C34	107°48'10"	47.04'	25.00'	S57°32'39"E	40.40'
C35	12°44'44"	23.38'	105.00'	S02°43'48"W	23.31'
C36	31°27'53"	57.66'	105.00'	S24°50'08"W	56.94'
C37	18°12'56"	33.38'	105.00'	S49°40'33"W	33.24'
C38	62°25'35"	59.93'	55.00'	S27°34'14"W	57.00'
C39	1°34'43"	17.22'	625.00'	S89°34'23"W	17.22'
C40	6°13'49"	67.96'	625.00'	S83°28'39"W	67.93'
C41	6°13'49"	67.96'	625.00'	S89°42'29"W	67.93'
C42	2°52'22"	30.97'	625.00'	S74°14'34"W	30.97'
C43	4°57'20"	49.75'	575.00'	S61°15'41"W	49.72'
C44	7°00'00"	70.25'	575.00'	S67°14'22"W	70.21'
C45	4°55'23"	49.41'	575.00'	S73°12'04"W	49.39'
C46	5°09'59"	29.31'	325.00'	S78°14'45"W	29.30'
C47	103°20'44"	45.09'	25.00'	N52°39'52"W	39.22'
C48	81°49'15"	35.70'	25.00'	N39°55'08"E	32.74'
C49	3°11'41"	9.78'	175.00'	N02°35'21"W	9.76'
C50	7°33'40"	23.09'	175.00'	N07°58'01"W	23.08'
C51	8°32'55"	33.57'	225.00'	N05°15'58"W	33.54'
C52	2°12'26"	8.67'	225.00'	N10°38'39"W	8.67'
C70	87°41'21"	38.26'	25.00'	N20°10'01"E	34.64'
C71	87°59'05"	38.39'	25.00'	S67°40'57"E	34.73'
C72	6°53'36"	156.84'	1303.56'	S60°33'53"W	156.74'
C73	2°09'14"	49.01'	1303.56'	S65°05'19"W	49.01'
C74	2°09'34"	49.13'	1303.56'	S67°14'43"W	49.13'
C75	2°21'40"	53.72'	1303.56'	S69°30'21"W	53.72'
C76	3°00'32"	68.46'	1303.56'	S72°11'27"W	68.45'
C77	3°00'32"	68.46'	1303.56'	S75°11'59"W	68.45'
C78	3°00'32"	68.46'	1303.56'	S78°12'31"W	68.45'
C79	3°00'32"	68.46'	1303.56'	S81°13'03"W	68.45'
C80	3°15'39"	74.19'	1303.56'	S84°21'08"W	74.18'
C81	1°05'14"	24.74'	1303.56'	S86°31'35"W	24.74'
C89	37°05'20"	16.18'	25.00'	N62°17'05"E	15.90'
C90	50°43'41"	22.13'	25.00'	N78°58'24"W	21.42'
C91	48°59'34"	46.97'	55.00'	N59°50'45"E	45.55'
C92	0°07'23"	2.66'	1333.56'	S85°54'35"W	2.66'



P.S.D. NO. : 2004-44
CITY DEVELOPMENT NO. : 6548.1

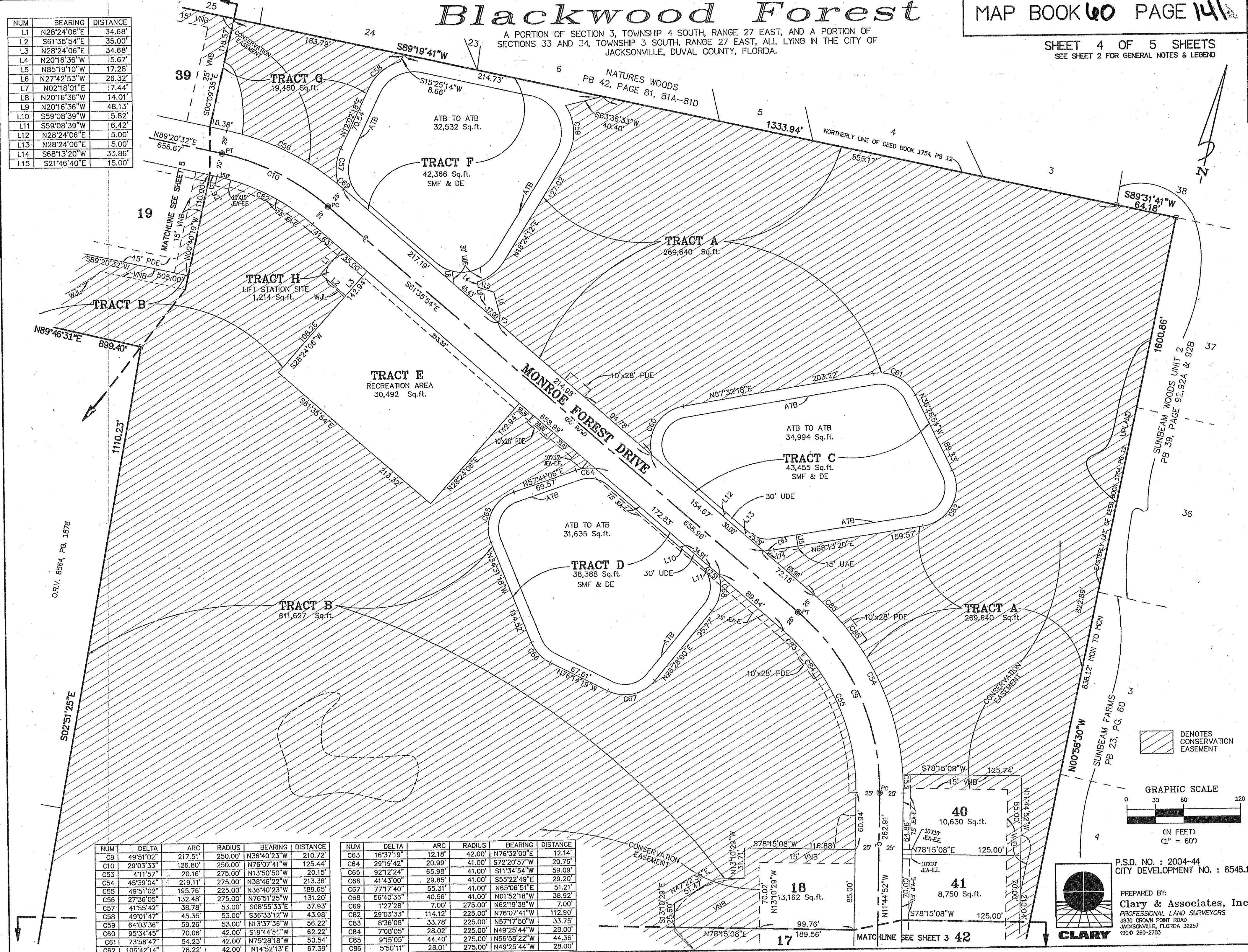
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-260-2703

Blackwood Forest

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

NUM	BEARING	DISTANCE
L1	N28°24'06"E	34.68'
L2	S61°35'54"E	35.00'
L3	N28°24'06"E	34.68'
L4	N20°16'36"W	5.67'
L5	N85°19'10"W	17.28'
L6	N27°42'53"W	26.32'
L7	N02°18'01"E	7.44'
L8	N20°16'36"W	14.01'
L9	N20°16'36"W	48.13'
L10	S59°08'39"W	5.82'
L11	S59°08'39"W	6.42'
L12	N28°24'06"E	5.00'
L13	N28°24'06"E	5.00'
L14	S68°13'20"W	33.86'
L15	S21°46'40"E	15.00'

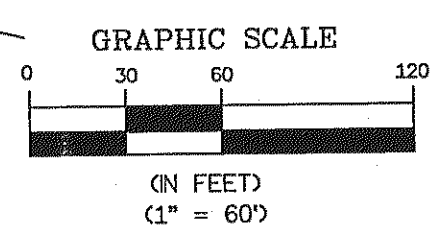


OR.V. 8564, PG. 1878

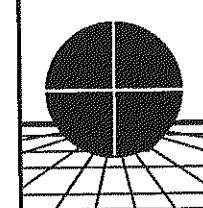
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C9	49°51'02"	217.51'	250.00'	N36°40'23"W	210.72'
C10	29°03'33"	126.80'	250.00'	N76°07'41"W	125.44'
C53	4°11'57"	20.16'	275.00'	N13°50'50"W	20.15'
C54	45°39'04"	219.11'	275.00'	N38°46'22"W	213.36'
C55	49°51'02"	195.78'	225.00'	N36°40'23"W	189.65'
C56	27°36'05"	132.48'	275.00'	N76°51'25"W	131.20'
C57	41°55'42"	38.78'	53.00'	S08°55'33"E	37.93'
C58	49°01'47"	45.35'	53.00'	S36°33'12"W	43.98'
C59	64°03'36"	59.26'	53.00'	N13°37'36"W	56.22'
C60	95°34'45"	70.06'	42.00'	S19°44'55"W	62.22'
C61	73°58'47"	54.23'	42.00'	N75°28'18"W	50.54'
C62	106°42'14"	78.22'	42.00'	N14°52'13"E	67.39'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C63	16°37'19"	12.18'	42.00'	N76°32'00"E	12.14'
C64	29°19'42"	20.99'	41.00'	S72°20'57"W	20.76'
C65	92°12'24"	65.98'	41.00'	S11°34'54"W	59.09'
C66	41°43'00"	29.85'	41.00'	S55°22'49"E	29.20'
C67	77°17'40"	55.31'	41.00'	N65°06'51"E	51.21'
C68	56°40'36"	40.56'	41.00'	N01°52'18"W	38.92'
C69	1°27'28"	7.00'	275.00'	N62°19'38"W	7.00'
C82	29°03'33"	114.12'	225.00'	N76°07'41"W	112.90'
C83	8°36'08"	33.78'	225.00'	N57°17'50"W	33.75'
C84	7°08'05"	28.02'	225.00'	N49°25'44"W	28.00'
C85	9°15'05"	44.40'	275.00'	N56°58'22"W	44.36'
C86	5°50'11"	28.01'	275.00'	N49°25'44"W	28.00'

DENOTES CONSERVATION EASEMENT



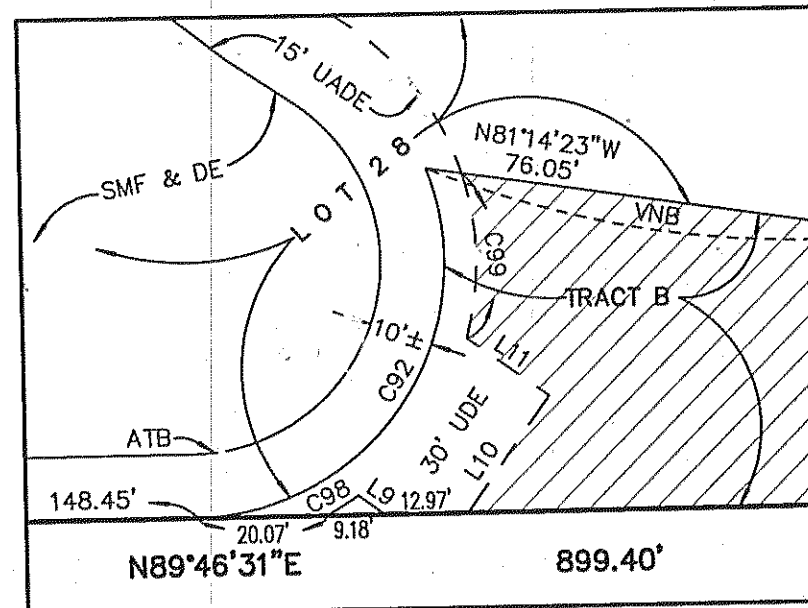
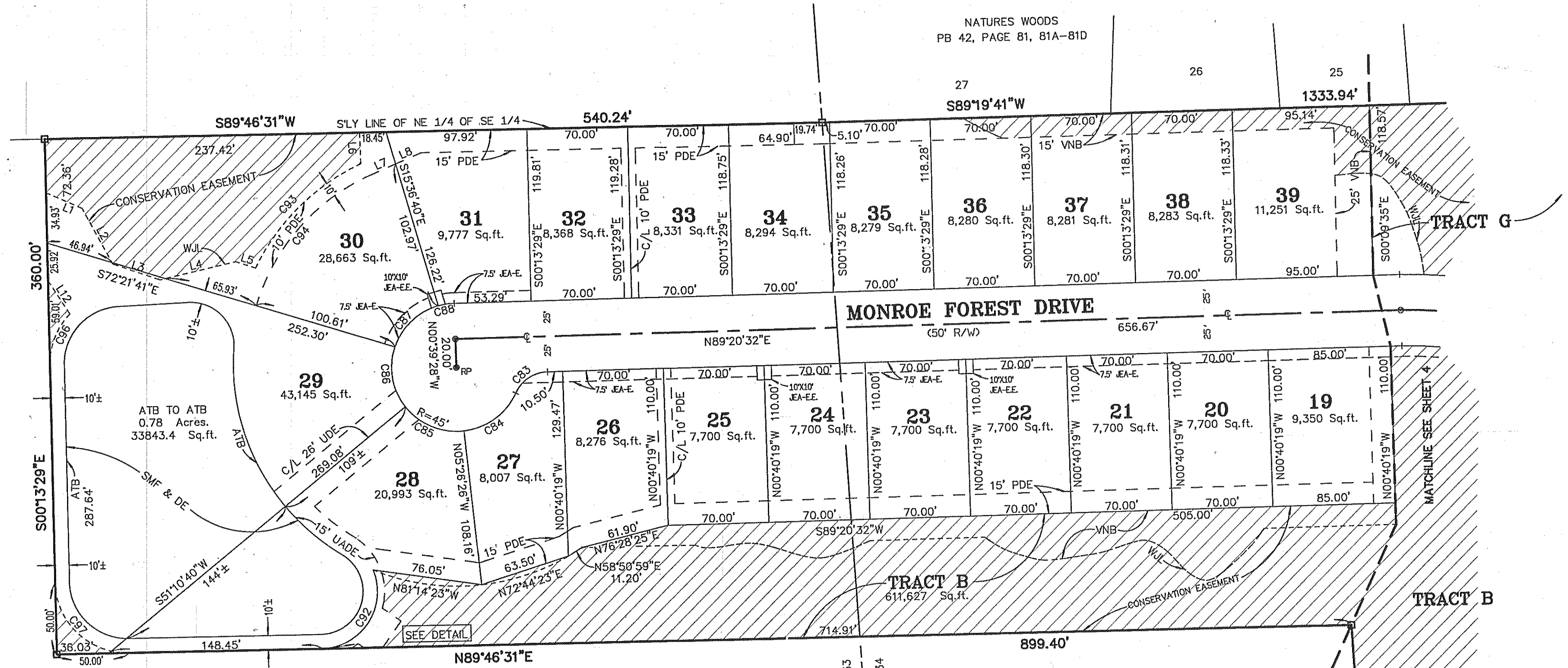
P.S.D. NO. : 2004-44
CITY DEVELOPMENT NO. : 6548.1



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-280-2703

Blackwood Forest

A PORTION OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

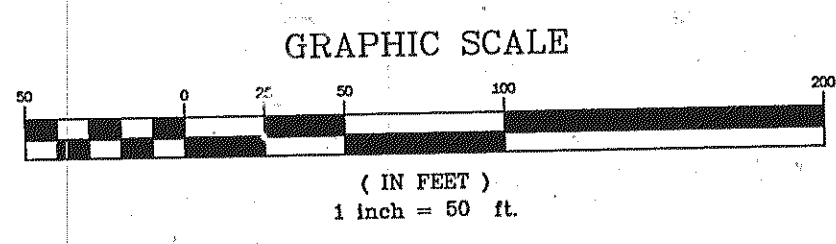


DETAIL
NOT TO SCALE

NUM	BEARING	DISTANCE
L1	N65°39'23"W	27.33'
L2	N27°47'33"W	43.03'
L3	N70°23'23"W	34.68'
L4	N77°27'54"E	54.16'
L5	S71°17'59"E	14.51'
L6	N01°19'29"W	21.75'
L7	N67°06'28"E	18.53'
L8	N67°06'28"E	19.26'
L9	S54°01'57"E	5.13'
L10	S35°39'25"W	22.34'
L11	S54°01'57"E	15.70'
L12	N32°00'40"W	27.96'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C83	64°37'23"	28.20'	25.00'	S57°01'51"W	26.73'
C84	59°38'38"	46.84'	45.00'	N54°32'29"E	44.76'
C85	58°39'52"	46.08'	45.00'	S66°18'16"E	44.09'
C86	56°50'42"	44.65'	45.00'	S08°32'58"E	42.84'
C87	55°07'21"	43.29'	45.00'	S47°26'04"W	41.64'
C88	14°20'47"	11.27'	45.00'	S82°10'09"W	11.24'
C89	110°43'55"	77.31'	40.00'	N34°24'34"E	65.82'
C93	38°52'19"	105.16'	155.00'	S46°21'12"W	103.15'
C94	49°28'08"	125.19'	145.00'	S42°22'23"W	121.34'
C96	45°21'29"	39.58'	50.00'	S22°13'48"W	38.56'
C97	89°59'51"	78.54'	50.00'	S45°13'25"E	70.71'
C98	7°29'43"	5.89'	45.00'	N58°45'42"E	5.88'
C99	33°26'57"	26.27'	45.00'	N00°39'15"W	25.90'

DENOTES CONSERVATION EASEMENT



P.S.D. NO. : 2004-44
CITY DEVELOPMENT NO. : 6548.1

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703